

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Spartanburg County**

State: **SC**

PJ's Total HOME Allocation Received: **\$4,585,097**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 13				
% of Funds Committed	85.91 %	93.39 %	11	92.63 %	13	10	
% of Funds Disbursed	59.44 %	85.46 %	11	86.67 %	2	1	
Leveraging Ratio for Rental Activities	45.18	8.28	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	78.87 %	97.20 %	11	88.14 %	11	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.46 %	78.67 %	11	76.19 %	7	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.90 %	81.26 %	7	81.48 %	50	55	
% of 0-30% AMI Renters to All Renters***	51.28 %	35.21 %	4	45.62 %	56	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.31 %	93.96 %	9	96.17 %	19	19	
Overall Ranking:			In State:	8 / 13	Nationally:	24 19	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,038	\$15,052		\$28,750	78 Units	78.80 %	
Homebuyer Unit	\$5,209	\$28,954		\$15,714	21 Units	21.20 %	
Homeowner-Rehab Unit	\$0	\$20,474		\$21,140	0 Units	0.00 %	
TBRA Unit	\$0	\$852		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spartanburg County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$879,075	\$95,922	\$0
State:*	\$89,056	\$12,587	\$22,302
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	2.8	9.5	0.0	0.0	Single/Non-Elderly:	18.1	23.8	0.0	0.0
Black/African American:	95.8	76.2	0.0	0.0	Elderly:	0.0	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	81.9	52.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	4.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	14.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	9.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	18.1	19.0	0.0	0.0	Section 8:	30.6	0.0 [#]		
2 Persons:	29.2	33.3	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	31.9	9.5	0.0	0.0	Other:	52.8			
4 Persons:	16.7	19.0	0.0	0.0	No Assistance:	16.7			
5 Persons:	2.8	4.8	0.0	0.0					
6 Persons:	1.4	9.5	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		2		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spartanburg County

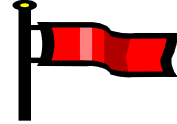
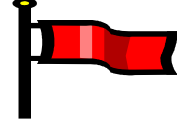
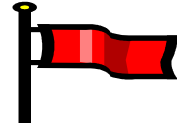
State: SC

Group Rank: 24
 (Percentile)

State Rank: 8 / 13 PJs

Overall Rank: 19
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	78.87	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	39.46	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	92.31	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	3.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

